BRISBANE OFFICE MARKET | Q2 2026

Brisbane has options.

The advantage is knowing where to look.

The Brisbane CBD office market continues to outperform most Australian CBD markets, supported by strong occupier demand, favourable economic fundamentals and a relatively constrained future supply pipeline.

Tenant Leverage Scale

Tenant-unfriendly — Tenant-friendly

Preparation preserves leverage.

MARKET AT A GLANCE

CBD VACANCY	GOLD COAST VACANCY	NET ABSORPTION	CBD FRINGE VACANCY	INCENTIVES	NEW SUPPLY
10.2%	7.3%	38,785 sqm	11.6%	30–40%	Low

WHAT'S SHAPING THE MARKET

Vacancy
Premium grade vacancy remains tight, whilst A-Grade has been absorbed with the flight to quality. Brisbane has recorded Australia's lowest CBD vacancy rate since tracking began in 1990.

Supply
Limited new supply is coming to market – the prevailing trend around Australia with construction costs so expensive.

Demand
Businesses are looking to relocate into Brisbane CBD's rather than the fringe markets. Like all States, flight to quality is the prevailing trend.

Incentives
Incentives remain steady however are trending downwards with limited supply and strong demand.

RENT BENCHMARKS

	Typical Net Face Rent ($/sqm)			*Net Effective Rent ($/sqm)*	
Grade	Low	High	Incentive	Low	High
Premium	$850	$1,000	35%	$553	$650
A Grade	$575	$850	35%	$374	$553
B Grade	$425	$575	35%	$276	$374

WHAT THIS MEANS FOR OCCUPIERS

LEVERAGE IS REAL
Mid level vacancy and material incentives give occupiers strong negotiating power.

SUPPLY IS LIMITED
Very little new stock means the window of choice won't last.

FOCUS ON VALUE
It's not just about cost. Evaluate risk, flexibility, obligations and guarantees.

FUTUREPROOF *TODAY* – RECOMMENDED ACTIONS THIS QUARTER

01
Review lease timing
Understand key dates, notice periods and your negotiating position.

02
Start the search early
Premium options are limited and quality space may move quickly.

03
Define priorities early
Know where you can compromise on grade, location, size and amenity.

04
Protect negotiating leverage
Maintain competitive options before preferred space becomes scarce.

FUTUREPROOF
together.

Please don't hesitate to reach out to our conflict-free occupier advisors:

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